

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-MU11 Form Based Mixed Use 11 Subdistrict)

An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-MU11 Form Based Mixed Use 11 Subdistrict pursuant to Petition No. PLNPCM2019-00277.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on December 11, 2019 to consider a petition by former Salt Lake City Mayor Jacqueline Biskupski to amend various provisions of Title 21A of the *Salt Lake City Code* to create the FB- MU11 Form Based Mixed Use 11 Subdistrict, to establish regulations for that subdistrict, and to apply the FB- MU11 Form Based Mixed Use 11 Subdistrict to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets pursuant to Petition No. PLNPCM2019-00277; and

WHEREAS, at its December 11, 2019 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.22.010. That Section 21A.22.010 of the *Salt Lake City Code* (Zoning Districts) shall be, and hereby is amended to read and appear as follows:

21A.22.010: ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference		District Name
A.	Residential Districts:	
	21A.24.020	FR-1/43,560 Foothills Estate Residential District
	21A.24.030	FR-2/21,780 Foothills Residential District
	21A.24.040	FR-3/12,000 Foothills Residential District
	21A.24.050	R-1/12,000 Single-Family Residential District
	21A.24.060	R-1/7,000 Single-Family Residential District
	21A.24.070	R-1/5,000 Single-Family Residential District
	21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
	21A.24.090	SR-2 (Reserved)
	21A.24.100	SR-3 Special Development Pattern Residential District
	21A.24.110	R-2 Single- and Two-Family Residential District
	21A.24.120	RMF-30 Low Density Multi-Family Residential District
	21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
	21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
	21A.24.150	RMF-75 High Density Multi-Family Residential District
	21A.24.160	RB Residential/Business District
	21A.24.164	R-MU-35 Residential/Mixed Use District
	21A.24.168	R-MU-45 Residential/Mixed Use District
	21A.24.170	R-MU Residential/Mixed Use District
	21A.24.180	RO Residential/Office District
B.	Commercial Districts:	
	21A.26.020	CN Neighborhood Commercial District
	21A.26.025	SNB Small Neighborhood Business District
	21A.26.030	CB Community Business District
	21A.26.040	CS Community Shopping District
	21A.26.050	CC Corridor Commercial District
	21A.26.060	CSHBD Sugar House Business District
	21A.26.070	CG General Commercial District

	21A.26.078	TSA Transit Station Area District
C.	Form Based Districts:	
	21A.27.040	FB-SC and FB-SE Form Based Special Purpose Corridor District
	21A.27.050	FB-UN1 and FB-UN2 Form Based Urban Neighborhood District
	21A.27.060	FB-MU Form Based Mixed Use District
D.	Manufacturing Districts:	
	21A.28.020	M-1 Light Manufacturing District
	21A.28.030	M-2 Heavy Manufacturing District
E.	Downtown Districts And Gateway Districts:	
	Downtown Districts:	
	21A.30.020	D-1 Central Business District
	21A.30.030	D-2 Downtown Support District
	21A.30.040	D-3 Downtown Warehouse/Residential District
	21A.30.045	D-4 Downtown Secondary Central Business District
	Gateway Districts:	
	21A.31.020	G-MU Gateway-Mixed Use District
F.	Special Purpose Districts:	
	21A.32.020	RP Research Park District
	21A.32.030	BP Business Park District
	21A.32.040	FP Foothills Protection District
	21A.32.050	AG Agricultural District
	21A.32.052	AG-2 Agricultural District
	21A.32.054	AG-5 Agricultural District
	21A.32.056	AG-20 Agricultural District
	21A.32.060	A Airport District
	21A.32.070	PL Public Lands District
	21A.32.075	PL-2 Public Lands District
	21A.32.080	I Institutional District
	21A.32.090	UI Urban Institutional District
	21A.32.100	OS Open Space District
	21A.32.105	NOS Natural Open Space District
	21A.32.110	MH Mobile Home Park District
	21A.32.120	EI Extractive Industries District
	21A.32.130	MU Mixed Use District

G.	Overlay Districts:	
	21A.34.020	H Historic Preservation Overlay District
	21A.34.030	T Transitional Overlay District
	21A.34.040	AFPP Airport Flight Path Protection Overlay District
	21A.34.050	LC Lowland Conservancy Overlay District
	21A.34.060	Groundwater Source Protection Overlay District
	21A.34.070	LO Landfill Overlay District
	21A.34.080	CHPA Capitol Hill Protective Area Overlay District
	21A.34.090	SSSC South State Street Corridor Overlay District
	21A.34.100	M-1H Light Manufacturing Height Overlay District
	21A.34.110	DMSC Downtown Main Street Core Overlay District
	21A.34.120	YCI Yalecrest Compatible Infill Overlay District
	21A.34.130	RCO Riparian Corridor Overlay District
	21A.34.140	Northwest Quadrant Overlay District
	21A.34.150	IP Inland Port Overlay District
H.	Character Conservation Districts:	
	21A.35.010	Purpose

SECTION 2. Enacting the text of *Salt Lake City Code* Section 21A.27.060. That Section 21A.27.060 of the *Salt Lake City Code* (Form Based Districts: FB-MU Form Based Mixed Use Subdistricts) shall read and appear as follows:

SECTION 21A.27.060: FB-MU FORM BASED MIXED USE SUBDISTRICTS

A. Subdistricts:

1. Names: The following subdistricts can be found in the form based mixed use district:

- a. RESERVED.
- b. FB-MU11, Mixed Use 11 Subdistrict: This subdistrict generally includes buildings up to 8 stories in height, with taller buildings up to 11 stories allowed through the design review process. Development regulations are based on types of buildings and differ between building types as indicated. The subdistrict contains a mix of uses that include commercial, technical, light industrial, high density residential, and other supportive land uses.

B. Reserved.

C. FB-MU11 Building Form Standards:

Building form standards for each allowed building form and other associated regulations for the FB-MU11 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.060.C.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through Design Review (Chapter 21A.59).
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.27.030.C.5, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature.

		<p>Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</p> <ol style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.27.060.C.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'.
F	Front and Corner Side Yard Setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.

E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Vegetation	A minimum of 20% of the required open space area shall include vegetation.
LB	Loading Bay	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

3. Parking Regulations: Specific parking standards applicable to the FB-MU11 subdistrict are listed below in Table 21A.27.060.C.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.060.C.3

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> 1. The parking is set back a minimum of 25' from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.
VA	Vehicle Access	One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.

LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-MU11 subdistrict are listed below in Table 21A.27.060.C.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.060.C.4

Streetscape Regulation		Applicability: Applies to all properties in the zone
SW	Sidewalk Width	Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

SECTION 3. Amending the text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses In Form Based Districts) shall be, and hereby is amended to read and appear as follows:

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Legend:	P = Permitted	C = Conditional
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Use	Permitted Uses By District				
	FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE

Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title		P	P	P	P	P
Adaptive reuse of a landmark building				P		
Alcohol:						
	Bar establishment		P ⁸	P ⁸	P ⁸	C ⁸
	Brewpub		P ⁸	P ⁸	P ⁸	C ⁸
	Distillery			P ⁵		
	Tavern			P ⁸		
	Tavern, 2,500 square feet or less in floor area		P ⁸	P ⁸	P ⁸	C ⁸
	Winery			P ⁵		
Amphitheater, formal				P		
Amphitheater, informal				P		
Amusement park				P		
Animal						
	Cremation service			P		
	Kennel (Indoor)			P		
	Kennel (Outdoor)			C		
	Veterinary office		P	P	P	P
Antenna, communication tower			P	P	P	P
Art gallery			P	P	P	P
Artisan food production			P ^{3,5}	P ^{3,5}	P ^{3,5}	P ^{3,5}
Artists loft/studio				P		
Auction (indoor)				P		
Auditorium				P		
Bed and breakfast		P	P	P	P	P
Bed and breakfast inn		P	P	P	P	P
Bed and breakfast manor		P	P	P	P	P
Bio-medical facility			P ^{4,5}	P ^{4,5}	P ^{4,5}	
Blacksmith shop (indoor)				P		
Blood donation center				P		
Botanical garden				P		
Brewery				P ⁵		
Brewery, small				P ⁵		
Bus line station/terminal				C		
Car wash				C		
Charity dining hall				P		
Clinic (medical, dental)			P	P	P	P
Commercial food preparation			P ⁵	P ⁵	P ⁵	P ⁵
Community garden		P	P	P	P	P
Community recreation center			P	P	P	P
Convent/monastery				P		
Convention center				P		
Crematorium				P		
Daycare						
	center, adult		P	P	P	P

	center, child		P	P	P	P
	nonregistered home daycare	P ¹	P ¹	P ¹	P ¹	P ¹
	registered home daycare or preschool	P ¹	P ¹	P ¹	P ¹	P ¹
Dwelling:						
	Accessory guest and servants' quarters			P		
	Assisted living facility (large)			P		
	Assisted living facility (limited capacity)	P	P	P	P	P
	Assisted living facility (small)		P	P	P	P
	Congregate Care Facility (Large)		C	C	C	C
	Congregate Care Facility (Small)	C		P		
	Group home (large)		P	P	P	P
	Group home (small)		P	P	P	P
	Living quarters for caretaker or security guard			P		
	Multi-family		P	P	P	P
	Residential support (large)		P	P		
	Residential support (small)		P	P		
	Rooming (boarding) house		P	P		
	Single-family attached	P	P	P		P
	Single-family detached	P				
	Single-family detached (cottage development building form only)		P			P
	Single room occupancy		P	P		
	Two-family	P				
Emergency medical services facility				P		
Equipment rental (indoor)				P		
Exhibition hall				P		
Farmers' market			P	P	P	P
Financial institution			P	P	P	
Flea market (indoor)				P		
Funeral home			P	P	P	P
Gas station				C		
Government facility		P	P	P	P	P
Greenhouse				P		
Health and fitness facility			P	P	P	P
Home occupation		P ²	P ²	P ²	P ²	P ²
Hospital				P		
Hotel/motel			P	P	P	
House museum in landmark site		P	P	P	P	P
Industrial assembly (indoor)				P		
Intermodal transit passenger hub				P		
Laboratory, medical related			P ⁵	P ⁵	P ⁵	P ⁵
Library			P	P	P	P
Manufacturing, light (indoor)				P		
Meeting hall of membership organization				P		

Mixed use developments including residential and other uses allowed in the zoning district		P	P	P	P
Mobile food business			P		
Mobile food court			P		
Mobile food trailer			P		
Mobile food truck			P		
Municipal service uses, including city utility uses and police and fire stations	P	P	P	P	P
Museum		P	P	P	P
Nursing care facility		P	P	P	P
Office		P	P	P	P
Office and/or reception center in landmark site		P	P	P	P
Open space	P	P	P	P	P
Park	P	P	P	P	P
Parking, commercial			C ⁷		
Parking facility, shared			P ⁷		
Parking garage			P		
Parking, off site	P	P	P ⁷	P	P
Parking, park and ride lot shared with existing use			P ⁷		
Performing arts production facility			P		
Photo finishing lab			P ⁵	P ⁵	P ⁵
Place of worship		P	P	P	P
Plazas	P	P	P	P	P
Radio, television station			P		
Railroad passenger station			P		
Reception center			P		
Recreation (indoor)		P	P	P	P
Recreation (outdoor)			P		
Research and development facility		P ⁵	P ⁵	P ⁵	P ⁵
Restaurant		P	P	P	P
Retail goods establishment		P	P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P	P
Retail service establishment		P	P	P	P
Sales and display (outdoor)		P	P	P	P
School:					
College or university		P	P	P	P
Music conservatory		P	P	P	P
Professional and vocational		P	P	P	P
Seminary and religious institute		P	P	P	P
Public or private			P		
Seasonal farm stand		P	P	P	P
Sign painting/fabrication (indoor)			P		
Social service mission			P		
Solar array		P ⁵	P ⁵	P ⁵	P ⁵

Storage, self			P ⁶		
Store, specialty		P	P	P	P
Studio, art		P	P	P	P
Studio, motion picture			P		
Technology facility		P ⁵	P ⁵	P ⁵	P ⁵
Theater, live performance			P		
Theater, movie		P	P	P	P
Urban farm	P	P	P	P	P
Utility, building or structure	P	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P	P
Vehicle					
Automobile rental agency			P		
Automobile repair major			C		
Automobile repair minor			P		
Vending cart, private property		P	P	P	P
Warehouse			P ⁶		
Welding shop (indoor)			P		
Wholesale distribution			C ⁶		
Wireless telecommunications facility		P	P	P	P
Woodworking mill (indoor)			P		

Qualifying provisions:

1. Subject to Section 21A.36.130 of this title.
2. Subject to Section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
6. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
7. Subject to parking location restrictions of Subsection 21A.27.060.C.3.
8. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.

SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.36.020.C. That Subsection 21A.36.020.C of the *Salt Lake City Code* (Zoning: General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions) shall be, and hereby is amended to read and appear as follows:

- C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in Table 21A.36.020.C of this subsection.

TABLE 21A.36.020.C
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

SECTION 5. Amending the text of Salt Lake City Code Subsection 21A.46.096. That

Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Form Based Districts) shall be, and hereby is amended to read and appear as follows:

21A.46.096: SIGN REGULATIONS FOR THE FORM BASED DISTRICT:

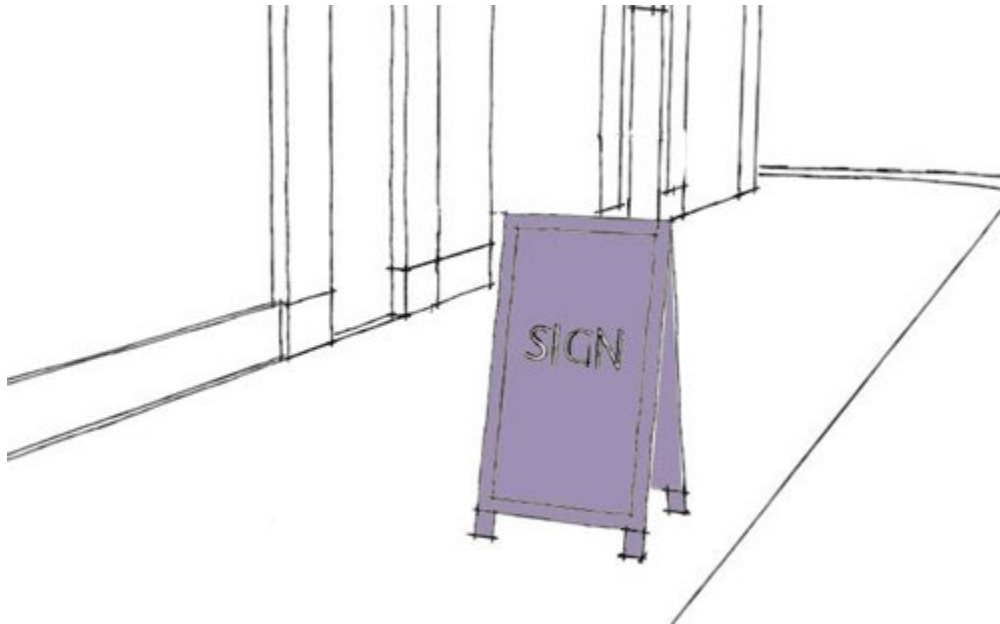
The following regulations shall apply to signs permitted in the form based code zoning district. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the Form Based Code District:

1. Purpose: Sign regulations for the form based code zoning district are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: This subsection applies to all signs located within the form based code zoning district. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size and Height Standards:

1. A-Frame Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
A-frame sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
						Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.

						Placement	On public sidewalk or private property.
						Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

2. Awning or Canopy Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Awning or canopy sign	P	P	P	P	P	Quantity	1 per window or entrance.
						Width	Equal to the width of the window.
						Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.

						Clearance	Minimum of 10 feet of vertical clearance.
						Letters and logos	Allowed on vertical portions of sign only.
						Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

3. Construction Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Construction sign (see definition in this chapter)	P	P	P	P	P	Quantity	1 per construction site.
						Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU.
						Area	Maximum of 64 square feet.
						Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.

4. Flat Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Flat sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU.
						Height	Maximum of 3 feet. No maximum height in FB-MU.
						Area	1½ square feet per linear foot of store frontage.
						Projection	Maximum of 1 foot.

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Flat sign (building orientation)			P			Quantity	1 per building face.
						Height	May not extend above the roof line or top of parapet wall.

					Area	1 1/2 square feet per linear foot of building frontage.
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6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Marquee sign			P			Quantity	1 per building.
						Width	Maximum of 90% of width of leasable space.
						Height	May not extend above the roof of the building.
						Area	1 1/2 square feet per linear foot of building frontage.
						Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.

7. Monument Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Monument sign			P			Quantity	1 per building.
						Setback	5 feet.
						Height	Maximum of 20 feet.
						Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Nameplate sign	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Area	Maximum of 3 square feet.

9. New Development Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
New Development sign			P			Quantity	1 per street frontage.
						Setback	5 feet.
						Height	12 feet.
						Area	200 square feet.

10. Private Directional Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Private directional sign (see definition in this chapter)	P	P	P	P	P	Quantity	No limit.
						Height	Maximum of 5 feet.
						Area	Maximum of 8 square feet.
						Restriction	May not contain business name or logo.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Projecting sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.

						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Area	6 square feet per side, 12 square feet total.
						Projection	Maximum of 4 feet from building façade.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

12. Projecting Parking Entry Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	Quantity	1 per parking entry.
						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Height	Maximum of 2 feet.
						Area	4 square feet per side, 8 square feet total.
						Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Public safety sign (see definition in this chapter)	P	P	P	P	P	Quantity	No limit.
						Height	Maximum of 6 feet.
						Area	8 square feet.
						Projection	Maximum of 1 foot.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Real estate sign	P	P	P		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Height	Maximum of 12 feet.
						Area	32 square feet. 64 square feet in FB-MU.

						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.
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15. Window Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	Specifications	
Window sign		P	P	P	P	Quantity	1 per window.
						Height	Maximum of 3 feet.
						Area	Maximum of 25% of window area.

SECTION 6. Amending the text of Table 21A.37.060.G of *Salt Lake City Code*. That Table 21A.37.060.G of the *Salt Lake City Code* (Form Based Districts), shall be, and hereby is amended to read and appear as follows:

Standard (Code Section)	District				
	FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE
Ground floor use (%) (21A.37.050.A.1)		75	75 ³	75	75
Ground floor use + visual interest (%) (21A.37.050.A.2)					
Building materials: ground floor (%) (21A.37.050.B.3)	70	70	70	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	70	70	70	70	70
Glass: ground floor (%) (21A.37.050.C.1)	60 ¹	60 ¹	60 ¹	60 ¹	60 ¹
Glass: upper floors (%) (21A.37.050.C.2)	15	15	15	15	15
Reflective Glass: ground floor (%) (21A.37.050.C.1)					
Reflective Glass: upper floors (%) (21A.37.050.C.2)					
Building entrances (feet) (21A.37.050.D)	75	75	75	75	75
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	30	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	200	200	200	200	200
Upper floor step back (feet) (21A.37.050.G.4)		X	X	X	X
Lighting: exterior (21A.37.050.H)	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X		
Screening of mechanical equipment (21A.37.050.J)	X	X	X		
Screening of service areas (21A.37.050.K.1)	X	X	X ²		

Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X	X	X		
Parking garages or structures (21A.37.050.M)	X	X	X	X	X
Tree canopy coverage (%) (21A.37.050.P.1)	40	40	40		
Minimum vegetation standards (21A.37.050.P.2)	X	X	X		
Street trees (21A.37.050.P.3)	X	X	X	X	X
Soil volume (21A.37.050.P.4)	X	X	X		
Minimize curb cuts (21A.37.050.P.5)	X	X	X		
Overhead cover (21A.37.050.P.6)					
Streetscape landscaping (21A.37.050.P.7)	X	X	X		
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X	X	X		
Horizontal articulation (21A.37.050.R)	X	X	X		

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
2. Except where specifically authorized by the zone.
3. For buildings with street facing building facades over 100' in length:
 - a. A minimum length of 30% of the ground floor street facing façade shall consist of non-residential active uses allowed by 21A.37.050.A.1.
 - b. An additional minimum length of 45% of the ground floor street facing façade shall consist of any active uses allowed by 21A.37.050.A.1.
 - c. This footnote does not apply to the rowhouse building form.

SECTION 7. Amending the text of Table 21A.44.040-A in Section 21A.44.040 of *Salt Lake City Code*. That Table 21A.44.040-A in Section 21A.44.040 of the *Salt Lake City Code*

(Minimum and Maximum Off Street Parking), shall be, and hereby is amended to read and appear as follows:

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU	
Vehicle Stacking and Drive-Through Facilities: See Subsection 21A.44.040.A.6					
Outdoor Sales/Display/Leasing/Auction Areas: See Subsection 21A.44.040.A.7					
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family cottage development building form	1 space per DU				
Twin home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces, not including recreational vehicle parking spaces
Two-family					

Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1+bedrooms: 1 space per DU	Studio: No minimum 1 bedroom: 0.5 space per Du 2+ bedrooms: 1 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU; 2+ bedrooms: 3 spaces per DU
Group Living					
Assisted living facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A		1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Nursing care facility					
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present			No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present			No Minimum	
Group home	1 space per 4 persons design capacity; See Table Note A	1 space per 6 persons design capacity; See Table Note A	1 space per 4 persons design capacity; See Table Note A	No Minimum	All Contexts: 1 space per 3 persons design capacity; See Table Note A
Residential support					
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 3 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 3 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum

Shared housing	0.5 spaces per unit	0.25 spaces per unit	No Minimum	No Maximum
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU	
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					

Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum
Daycare center, adult					
Daycare center, child					
Homeless resource center					
Library					
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Government facility	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum
Club/lounge	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area	No Minimum	All Contexts: 1 space per 4 seats in main assembly area
Meeting hall membership organization					
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum

Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft., whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Philanthropic use	See Table Note B				All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Zoological park	See Table Note B				No Maximum
Ambulance service					
Cemetery					
Plazas					
Park					
Open space	No Minimum				

Educational Facilities					
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas		No Minimum	All Contexts: 4 spaces per 1,000 sq. ft.
K-12 private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity				
K-12 public					
Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Music conservatory					
Professional and vocational					
Professional and vocational (with outdoor activities)					
Seminary and religious institute					

Healthcare Facilities				
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 6 spaces per 1,000 sq. ft.
Blood donation center	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 6 spaces per 1,000 sq. ft.
Hospital	1 space per 3 patient beds design capacity	1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity
Hospital, including accessory lodging facility				
Table Notes:				
A. Facilities that are (a) occupied by persons who’s right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.				
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	

	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU	
COMMERCIAL USES					
Agricultural and Animal Uses					
Greenhouse	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum		
Kennel					
Pound					
Veterinary office					
Cremation service, animal					
Kennel on lots of 5 acres or larger					
Poultry farm or processing plant	1 space per 1,000 sq. ft.			No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Raising of furbearing animals					
Slaughterhouse					
Agricultural use	No Minimum				Neighborhood Center and General Contexts: No Maximum
Community garden					
Farmer’s market					
Grain elevator					
Pet cemetery					
Stable					
Stockyard					
Urban farm	See Table Note B				
Botanical garden					

Recreation and Entertainment					
Auditorium	1 space per 4 seats in assembly areas	1 space per 6 seats in assembly areas	1 space per 8 seats in assembly areas	No Minimum	All Contexts: 1 space per 3 seats in assembly areas
Theater, live performance					
Theater, movie					
Amphitheater	See Table Note B				
Athletic Field					
Stadium					
Tennis court (principal use)	2 spaces per court			No Minimum	Transit and Urban Center Contexts: 2 spaces per court or lane Neighborhood Center and General Contexts: No Maximum
Bowling	2 spaces per lane				
Convention center	1 space per 1,000 sq. ft.			No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Swimming pool, skating rink or natatorium					
Health and fitness facility	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.		All Contexts: 4 spaces per 1,000 sq. ft.
Performing arts production facility					
Reception center					
Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot				No Maximum
Amusement park	See Table Note B				
Recreation (outdoor)	See Table Note B				
Food and Beverage Services					

Brewpub	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.	Outdoor tasting/seating area: 1 space per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborhood Center Contexts: 5 spaces per 1,000 sq. ft. indoor tasting/seating area General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area All Contexts: Outdoor tasting/seating area: 4 spaces per 1,000 sq. ft.
Restaurant					
Tavern					
Office, Business, and Professional Services					
Check cashing/payday loan business	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center and Transit Center Contexts: 2 spaces per 1,000 sq. ft.
Dental laboratory/research facility					
Financial institution					
Research and laboratory facilities	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
Office (excluding medical and dental clinic and office)					

Retail Sales & Services					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Neighborhood Center and General Contexts: 3 spaces per 1,000 sq. ft.
Store, Convenience	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	No Minimum	<p>Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.</p> <p>Neighborhood Center Context: 3 spaces per 1,000 sq. ft.</p> <p>General Context: 5 spaces per 1,000 sq. ft.</p>

Auction, Indoor	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	<p>Transit Context: 2 spaces per 1,000 sq. ft.</p> <p>Urban Center and Neighborhood Center Contexts: 3 spaces per 1,000 sq. ft.</p> <p>General Context: 4 spaces per 1,000 sq. ft.</p>
Store, Department					
Fashion oriented development					
Flea market (indoor)					
Flea market (outdoor)					
Store, Mass merchandising					
Store, Pawn shop					
Store, Specialty					
Retail goods establishment					
Retail service establishment					
Store, Superstore and hypermarket					
Store, Warehouse club					
Retail shopping center over 55,000 sq. ft. usable floor area	<p>Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft.</p> <p>Above 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.</p>		<p>Up to 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.</p> <p>Above 100,000 sq. ft.: 1.25 spaces per 1,000 sq. ft.</p>	No Minimum	<p>Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft.</p> <p>Neighborhood Center and General Contexts: Up to 100,000 sq. ft.: 3 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.</p>

Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	<p>Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft.</p> <p>Neighborhood Center Context: 2 spaces per 1,000 sq. ft.</p> <p>General Context: 3 spaces per 1,000 sq. ft.</p>
Lodging Facilities					
Bed and breakfast	1 space per guest bedroom	0.5 spaces per guest bedroom	No Minimum	All Contexts: 1.25 spaces per guest bedroom	
Hotel/motel				All Contexts: 1.5 spaces per guest bedroom	

Vehicles and Equipment				
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft. of indoor sales/leasing/office area, plus 1 space per service bay
Automobile and truck repair sales/rental and service				
Boat/recreational vehicle sales and service (indoor)				
Equipment rental (indoor and/or outdoor)				
Equipment, heavy (rental, sales, service)				
Manufactured/mobile home sales and service				
Recreational vehicle (RV) sales and service				
Truck repair sales and rental (large)				

Car wash	No Minimum		Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Car wash as accessory use to gas station or convenience store that sells gas			
Gas station	2 spaces per 1,000 sq. ft.	No Minimum	General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center and Transit Contexts: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft., plus 1 space per commercial fleet vehicle	No Minimum	No Maximum
Impound lot			
Limousine service			
Taxicab facility			
Tire distribution retail/wholesale			

Adult Entertainment Establishments				
Sexually oriented business	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,000 sq. ft.
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU	
TRANSPORTATION USES					
Airport	Determined by Airport Authority				No Maximum
Heliport					

Bus line station/terminal	No Minimum			Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft.
Intermodal transit passenger hub				
Railroad, passenger station				
Transportation terminal, including bus, rail and trucking				Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site	No Minimum	No Maximum	
Truck freight terminal				
Railroad, freight terminal facility	No Minimum			
INDUSTRIAL USES				
Manufacturing and Processing				
Artisan food production	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail	0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail	No Minimum	Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail
Bakery, commercial				Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail

Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office	No Minimum	No Maximum
Processing center (outdoor)			
Automobile salvage and recycling (indoor)			
Blacksmith shop			
Bottling plant			
Brewery/Small Brewery			
Chemical manufacturing and/or storage			
Commercial food preparation			
Distillery			
Drop forge industry			
Explosive manufacturing and storage			
Food processing			
Heavy manufacturing			
Incinerator, medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			

Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			
Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station	No minimum		
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
Storage and Warehousing			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			

Flammable liquids or gases, heating fuel distribution and storage	No minimum		No minimum	No maximum
Package delivery facility				
Warehouse				
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)				
Wholesale distribution				
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	No minimum	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area			All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum			No Maximum
Storage (outdoor)				
Storage and display (outdoor)				
Storage, public (outdoor)				

PUBLIC AND SEMI-PUBLIC UTILITY USES				
Utility: Building or structure	No Minimum			No Maximum
Antenna, communication tower				
Antenna, communication tower, exceeding the maximum building height in the zone				
Large wind energy system				
Solar array				
Utility: Electric generation facility				
Utility Sewage treatment plant				
Utility: Solid waste transfer station				
Utility: Transmission wire, line, pipe or pole				
Wireless telecommunications facility				
ACCESSORY USES				
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units			
Accessory guest and servant’s quarter	1 space per DU		No Minimum	All Contexts: 4 spaces per DU
Living quarter for caretaker or security guard				
Retail, sales and service accessory use when located within a principal building	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	No Maximum

Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Warehouse, accessory		Neighborhood Center Context: 3 spaces per 1,000 sq. ft.
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		General Context: 4 spaces per 1,000 sq. ft.
Heliport, accessory		No Maximum
Reverse vending machine		
Storage, accessory (outdoor)		
TEMPORARY USES		

Mobile food business (operation in public right-of-way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		
Table Notes:		
A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.		
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.		

SECTION 8. Amending the text of Table 21A.44.080-A in Section 21A.44.080 of *Salt Lake City Code*. That Table 21A.44.080-A in Section 21A.44.080 of the *Salt Lake City Code* (Required Vehicle Stacking Spaces), shall be, and hereby is amended to read and appear as follows:

TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-J, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU
Car Wash, Self-Service	3 spaces per bay or stall		2 spaces per bay or stall	
Car Wash, Automated	4 spaces per bay or stall		3 spaces per bay or stall	
Food and Beverage Service Uses	5 spaces per service lane		4 spaces per service lane	
Other Uses	3 spaces per service lane		3 spaces per service lane	

SECTION 9. Amending the text of Subsection 21A.46.125.B.3.d of Salt Lake City

Code. That Subsection 21A.46.125.B.3.d of the *Salt Lake City Code* (Vintage Signs), shall be,
and hereby is amended to read and appear as follows:

- d. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, FB-UN2, FB-MU11, FB-SC, FB-SE, TSA.

SECTION 10. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.

Ordinance adopting FB MU11 zoning (final)

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: August 30, 2023

By: 
Katherine D. Pasker, Senior City Attorney